013.A	0008	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	617,300	/	617,300
USE VALUE:	617,300	/	617,300
ASSESSED:	617,300	/	617,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BURCH ST, ARLINGTON

OWNERSHIP

Unit #: 11

Owner 1:	TCHOUIKEVITCH MARGARYTA/ TREE	
Owner 2:	MARGARYTA TCHOUIKEVITCH TRUST	
Owner 3:	OF 2021	
Street 1:	11 LAKE ST	
Street 2:		
Twn/City:	LEXINGTON	
St/Prov:	MA Cntry	Own Occ: N
Postal:	02421	Type:

PREVIOUS OWNER

Owner 1:	TCHOUIKEVITCH MARGARYTA -
Owner 2:	-
Street 1:	11 LAKE ST
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 1283 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	613,400	3,900		617,300
Total Card	0.000	613,400	3,900		617,300
Total Parcel	0.000	613,400	3,900		617,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.14 | /Parcel: 481.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 313099
GIS Ref:
GIS Ref:
Insp Date: 06/08/18

!15862!

PREVIOUS ASSESSMENT

Parcel ID: 013.A-0008-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	613,400	3900	.		617,300		Year end	12/23/2021
2021	102	FV	595,400	3900	.		599,300		Year End Roll	12/10/2020
2020	102	FV	586,400	3900	.		590,300	590,300	Year End Roll	12/18/2019
2019	102	FV	565,100	3900	.		569,000	569,000	Year End Roll	1/3/2019
2018	102	FV	499,200	3900	.		503,100	503,100	Year End Roll	12/20/2017
2017	102	FV	454,600	3900	.		458,500	458,500	Year End Roll	1/3/2017
2016	102	FV	508,100	3900	.		512,000	512,000	Year End	1/4/2016
2015	102	FV	430,200	3900	.		434,100	434,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:30:16

LAST REV

Date	Time
09/02/21	10:09:56
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 15862

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TCHOUIKEVITCH M	162-125	1	8/3/2021	Convenience	1	No	No		
KAPRELIAN ALAN	119-31		12/5/2011		415,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2015	137	Insulate	10,503					Attic insulation.

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Measured	DGM	D Mann
9/18/2013	Info Fm Plan	BR	B Rossignol
3/2/2012	MLS	EMK	Ellen K
1/25/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	10687
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8248																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:
Spl Credit		Total:							

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	green		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	399.521
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	687702
Depreciation:	74272
Depreciated Total:	613430

COMMENTS

GLA=1283 SFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	479.42
Special Features:	0	Val/Su Net:	478.10
Final Total:	613400	Val/Su SzAd	478.10

SKETCH

UnSketched SubAreas:
GLA: 1283,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,283	399.520	512,585
Net Sketched Area:		1,283	Total:	512,585
Size Ad	1283	Gross Area	1283	FinArea 1283

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.A-0008-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	23X9	A	GD	1927	27.08	T	30	102			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:	Total: 3,900

IMAGE

AssessPro Patriot Properties, Inc